

FLEX/WAREHOUSE | FOR LEASE

1411 A+B PIEDMONT HIGHWAY

Piedmont, South Carolina 29673



Property Details

- +/- 18,000 SF
+/- 8,000 SF Fully Conditioned
- Tax #: WG06020200202
- Zoned I-1 Greenville County
- 1 Drive In Door | 1 Dock Platform Door
- Clear Heights: 12' - 14'
- 15,100 VPD on Piedmont Hwy
- OPEX Below Market
- Power
 - 2 Meters
 - 600 Amp 3 Phase 240V
 - 200 Amp 3 Phase 480 V

ASKING LEASE RATE
\$6.95/SF NNN



BROADSTREET
PARTNERS

148 River Street, Suite 205 | Greenville, SC 29601
864.640.6440 | www.broadstreetcre.com

GREER LAYNE

greer@broadstreetcre.com | 803.673.9682

JOHN PARKER

john@broadstreetcre.com | 864.266.3309

DISCLAIMER | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



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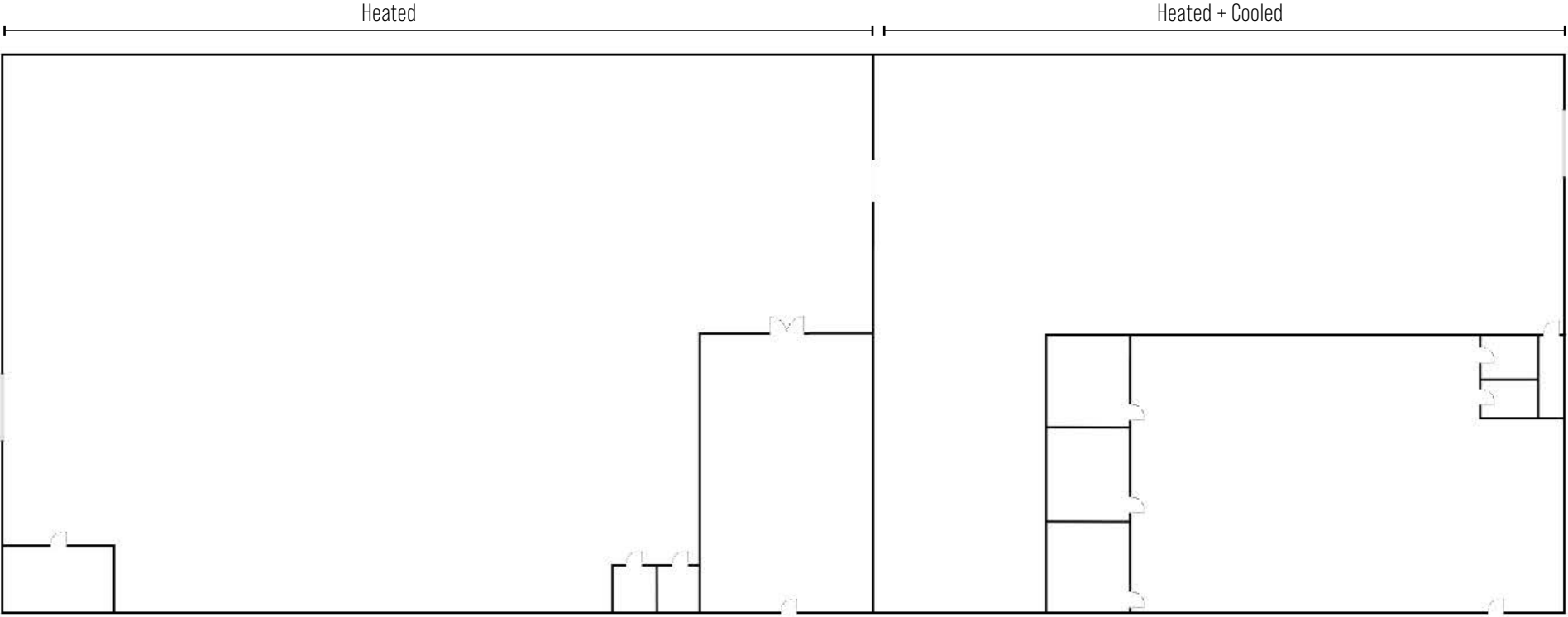
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Floor Plan

+/- 18,000 SF Total Available



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Property Photos



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Demographic Snapshot (2025)



22,725
POPULATION
3-Mile Radius



\$77,977
AVG HH INCOME
3-Mile Radius



10,589
DAYTIME POPULATION
3-Mile Radius



8,871
HOUSEHOLDS
3-Mile Radius



15,100
VEHICLES PER DAY
Piedmont Hwy

